

SECTION '2' – Applications meriting special consideration

Application No : 14/01295/FULL6

Ward:
Orpington

Address : 29 Winchester Road Orpington BR6 9DL

OS Grid Ref: E: 547102 N: 164695

Applicant : Mr Mark Paton

Objections : NO

Description of Development:

Enlargement of roof to provide first floor accommodation including front and rear dormers and single storey side/rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

Planning permission is sought for the enlargement of roof to provide first floor accommodation including front and rear dormers and single storey side/rear extension. The proposed roof enlargement would result in a hip end extension being proposed. The single storey extension would project 2.25m to the side and 3.6m to the rear. The rear extension would have a flat roof and measure a maximum height of 3m.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Planning permission was recently refused at the site under ref.14/00291 for the enlargement of roof to provide first floor accommodation including front and rear

dormers and single storey side/rear extension. The application was refused on the following basis:

"The proposed hip to gable and side extension, involving as it does substantial alteration to the existing roof line of the property, would be detrimental to the symmetrical appearance of this pair of semi-detached houses and to the street scene generally, contrary to Policies BE1 and H8 of the Unitary Development Plan."

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application property is a semi-detached bungalow. The adjoining property at No. 27 does not appear to benefit from any roof alterations. The roof alterations would involve the continuation of the roof ridge by approximately 5.5m (previously 7.6m) above the single storey side extension to form a hip extension (previously shown as a gable end). Given the change from a gable end to a hipped roof extension, the proposal is considered to have adequately been reduced. It is noted that there are similar examples of roof alterations at No.23 and 25 Winchester Road and maintain a slight hip to the roofline.

The proposed side extension would be built up to the flank boundary, and given that there is accommodation proposed within the roofspace a minimum of 1m side space should be maintained to the boundary (Policy H9). However, given that the property is adjacent to a shared access road measuring approximately 5m in width, it is not considered that the proposal would result in an unacceptable impact on the openness of the area.

In terms of the single storey rear, given the separation to the flank boundary with No. 27, the proposal is considered to be acceptable.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would result in a detrimental impact upon the pair of semi-detached properties and wider streetscene.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |

- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan
ACK05R K05 reason

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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